

STORAGE SHEDS



Norwood's Building Inspector's office has assembled information on **Decks, Residential Garages and Storage sheds** for your use. This brochure was structured to answer the questions most often asked by you, the customer. We're pleased to share this information with you and hope that you, too, share this information with others. Like the "Syms" clothing store advertisement; an educated consumer makes the best customer. We think so, too. If there is additional Code or Zoning information which you need to access please access our web site at

WWW.CI.NORWOOD.MA.US then go to Town Government, then Building Department, under our table of contents you will see any one of a number of options – including Avenues of Information which has all of our brochures, applications and fee schedules. We're committed to making every effort to work with you.

Rules have been put in place for **all** of us in Norwood. They've been given their blessing by town meeting and would seem to be no problem for the majority. Unable to meet the setback requirements you have the opportunity to request relief by filing for a variance with the Zoning Board of Appeal. Variances are supposed to be granted only in cases where the board of appeals finds all of the following:

- a. The hardship is owing to circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located.
- b. A literal enforcement of the provisions of this bylaw would involve a substantial hardship, financial or otherwise, to the petitioner or appellant.
- c. Desirable relief may be granted:
 1. without substantial detriment to the public good; and
 2. without nullifying or substantially derogating from the intent or purpose of this bylaw.

Thinking of adding a deck *without* the required permit you should contemplate the following popular saying. "You can pay me now or pay me later". Recently a few "bootlegged" decks have come under scrutiny by: appraisers researching properties for homeowners refinancing their properties – real estate agents trying to sell a property – and surveyors who are preparing plans for future additions to the property. In each instance the impact of a "bootlegged" deck has been a cause for delay – a very noticeable bump in the road to a successful endeavor.

Storage sheds that don't meet the required property line setback have also provided a negative impact. 99.9% of the time if they were constructed *without* the required building permit. In both instances – if a building permit had been applied for there would be no issue, because any problems would have been addressed *prior to construction*.

Last but not least, be sure that you know or feel comfortable with your contractor. A licensed contractor is your best bet. Any contractor with a **construction supervisor's license** should be glad to show you their license – including expiration date and picture of the licensee.

Be advised – persons contracting with unregistered contractors do not have access to the guaranty fund. [as set forth in MGL c142A]. That applies to the state Home Improvement Registration program.

No system is without flaws, please feel free to contact the Building Inspector's office to see if any complaints have been filed – in Norwood – against the contractor you're choosing. Most contractors who live in the area are very concerned about their reputation in the community – this goes for plumbing and electrical contractors as well. Common sense would seem to encourage and guide a person to check out "local" contractors, before making a worldwide search. It's something to think about.

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Do I need a building permit to construct a shed?

“YES”

You can download a building permit application by going to our web site

WWW.CI.NORWOOD.MA.US

go to Town Government, then Building Dept., then Avenues of Information-scroll to permits

How close to my property line can I place this shed?

“Please refer to the next page for your setback requirements.”

[approved by Special Town Meeting 5/19/03]

Do I need building plans?

“Only if your shed is not pre-fabricated.”

Will I be taxed on this improvement?

“The Assessor’s say, yes”

I have an old, existing storage shed that is larger than 10 x 12 – [120 s.f.] and is more than 10’ high but only 5’ from my property line – can I replace it.

“Yes, if the footprint and location of the shed remains the same. You would still need a building permit but would be considered pre-existing, non-conforming. If you wish to *change the location or size* of the shed, you’ll have to meet the current requirements.”

What if I can’t meet the setback requirements?

“If you’re unable to meet the setback requirements because you have a hardship, you have the right to request a variance from the Zoning Board of Appeal. Variances are supposed to be granted only in cases where the board finds all of the following:

- [a] The hardship is owing to circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located.**
- [b] A literal enforcement of the provisions of this bylaw would involve a substantial hardship, financial or otherwise, to the petitioner or appellant.**
- [c] Desirable relief may be granted:**
 - 1. without substantial detriment to the public good; and**
 - 2. without nullifying or substantially derogating from the intent or purpose of this bylaw.**



AREA, FRONTAGE, WIDTH REQUIREMENTS

DISTRICT	Minimum LOT AREA	Minimum LOT FRONTAGE	Maximum LOT COVERAGE	Minimum OPEN SPACE	Maximum FLOOR AREA RATIO	Required Lot Width Thru Building or Structure
S2	15,000 s.f.	125 ft.	25%	25%	No limit	125 ft.
S1	12,500 s.f.	100 ft.	25%	25%	No limit	100 ft.
S	10,000 s.f.	90 ft.	25%	25%	No limit	90 ft.
G	10,000 s.f.(1)	90 ft.	35%	25%	No limit	90 ft.
A	10,000 s.f.(2)	90 ft.	35%	25%	No limit	90 ft.
CB	5,000 s.f.(2)	20 ft.	80%	0%	No limit	20 ft.
HB	22,500 s.f.(2)	150 ft.	50%	25%	0.5	150 ft.
LB,GB	10,000 s.f.(2)	20 ft.	80%	10%	0.5	20 ft.

Footnote:

- (1) 7,500 square feet per dwelling unit if that results in more than the basic minimum.
- (2) For multifamily dwellings, 10,000 square feet plus 3,500 square feet per dwelling unit after the first.

SETBACK, YARD AND HEIGHT REQUIREMENTS

DISTRICT	FRONT SETBACK	MINIMUM YARDS SIDE	REAR	MAXIMUM BUILDING HEIGHT
S2	30 ft.	20 ft.(1)	35 ft.(7)	30 ft.
S1	30 ft.	15 ft.(2)	30 ft.(7)	30 ft.
S	20 ft.	15 ft.(2)	30 ft.(7)	30 ft.
G	20 ft.	15 ft.(3)	30 ft.(7)	30 ft.
A	20 ft.	15 ft.(3)	30 ft.(7)	30 ft.
CB	0 ft.(8)	0 ft.(4)	10 ft.	40 ft.
HB	50 ft.	15 ft.	30 ft. (7)	40 ft.(12)
LB, GB	0 ft.	0 ft.	10 ft.	30 ft.

Footnote:

- (1) Fifteen feet for building portions not exceeding 15 feet in height. Buildings other than dwellings, if not exceeding 15 feet height and set back from the street by at least 100 feet, may attach to a building on a contiguous lot or have yard as little as 10 feet. Accessory buildings (i.e. sheds) if not exceeding 120 square feet of gross floor area and 10 feet in height and 12 feet in length or width, may have yard as little as 5 feet.
- (2) Ten feet for building portions not exceeding 15 feet height. Buildings other than dwelling, if not exceeding 15 feet height and set back from the street by at least 75 feet, may attach to a building on a contiguous lot or have yard as little as 10 feet. Accessory buildings (i.e. sheds) if not exceeding 120 square feet of gross floor area and 10 feet in height and 12 feet in length or width, may have yard as little as 5 feet.
- (3) For building portions not exceeding 15 feet height, yard may be 10 feet. Buildings, including dwellings, may attach to buildings on adjacent lots. Accessory buildings (i.e. sheds), if not exceeding 120 square feet of gross floor area and 10 feet in height and 12 feet in length or width, may have yard as little as 5 feet.
- (4) But not less 10 feet from a Residence District boundary. Any yard, if provided, shall be not less than 10 feet.
- (7) 10 feet for an accessory building not exceeding 15 feet building height. Accessory buildings (i.e. sheds), if not exceeding 120 square feet of gross floor area and 10 feet in height and 12 feet in length or width, may have yard as little as 5 feet.
- (8) Increase to 20 feet for any part of a building within 200 feet of a Residential District having frontage on the same street in the same block.
- (12) Increase by one foot for each foot by which all setback and yard requirements are, at minimum, exceeded, to a maximum of 60 feet in height.